

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026065413 3 PG(S)**

Prepared By and Return To:
Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, Florida 34237
Parcel ID No. 0008-06-1068
Sales Price: \$525,000.00
File No.: 14855-L

5/14/2026 2:22 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3494375

Doc Stamp-Deed: \$3,675.00

WARRANTY DEED

THIS WARRANTY DEED is made this 14 day of May, 2026 by John B. Giancola and Kathryn Joan Giancola, husband and wife, whose mailing address is 7853 Walnut Street, #A, Boardman, OH 44512 (hereinafter referred to as the "Grantor") to Tonya Jo Edwards, a single person, whose mailing address is 2039 Gulf of Mexico Drive, G3-108, Longboat Key, FL 34228 (hereinafter referred to as the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota, Florida, described on Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and taxes for the current and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE Grantor hereby covenants with the Grantee that except as above noted, the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

{signature page follows}

IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"

[Signature]
Witness Name: Michael Hodder
Witness Address: _____
(as to both) 100 Wallace Avenue, Suite 100
Sarasota, FL 34237

[Signature]
John B. Giancola

[Signature]
Witness Name: Lisa Darley
Witness Address: _____
(as to both) 100 Wallace Avenue, Suite 100
Sarasota, FL 34237

[Signature]
Kathryn Joan Giancola

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me [X] physical presence or [] online notarization, this 14 day of May, 2026, by John B. Giancola and Kathryn Joan Giancola, who [] are personally known to me or [X] have produced their DL as identification.

[Signature]
Notary Signature
Printed Name: _____
My Commission Expires: _____

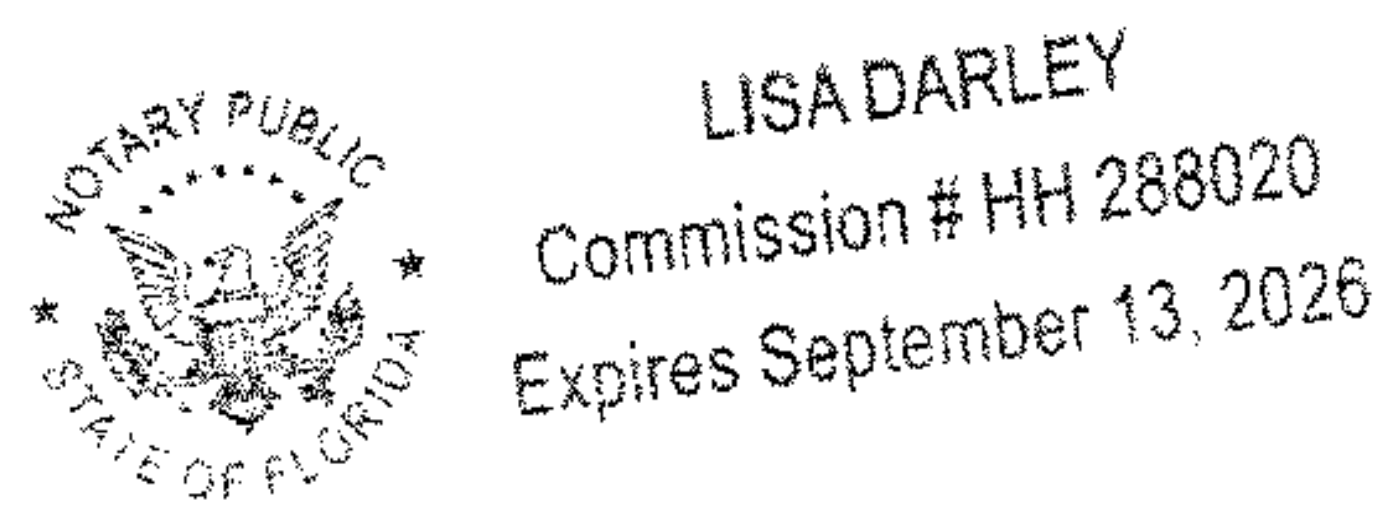


EXHIBIT "A"
LEGAL DESCRIPTION

Unit G3-108-C, of Seaplace I, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1021, Page 684, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 7, Page 9, Public Records of Sarasota County, Florida.